

The LIVESTOCK EXCHANGE Building



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131 E Exchange Avenue
Fort Worth, Texas, 76164

PROPERTY HIGHLIGHTS



Iconic landmark located in the heart of Fort Worth's Historic Stockyards

49,169 SF of office space with flexible suite sizes

Unmatched walkability to restaurants, retail, and Hotel Drover within Mule Alley

Surrounded by premier destinations such as Joe T. Garcia's, Lonesome Dove, and Billy Bob's Texas

Locally owned and professionally managed with an on-site property management team

Blend of historic character and modern functionality in one of Fort Worth's most visited districts

Convenient access to Main Street, Stockyards Blvd, and I-35W

Ideal setting for creative/boutique office and experiential tenants



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AVAILABILITES **First Floor**

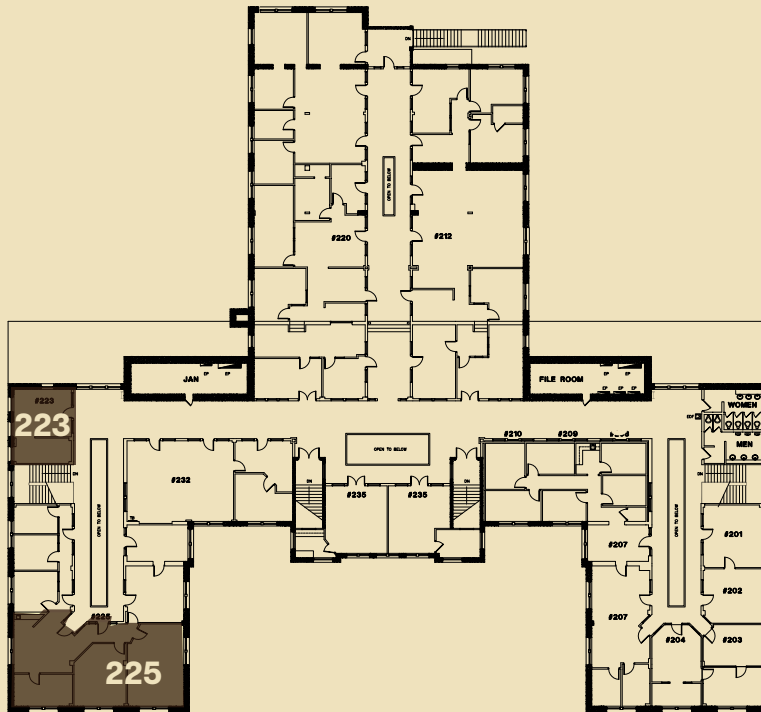
 Available



Suite 101	866 RSF	Suite 119	442 RSF
Suite 102	436 RSF	Suite 120	372 RSF
Suite 104A	499 RSF	Suite 121	4,104 RSF
Suite 104B	633 RSF	Suite 122	378 RSF
Suite 105	386 RSF	Suite 124	229 RSF
Suite 106	771 RSF	Suite 126	248 RSF
Suite 107	1,441 RSF	Suite 128	647 RSF
Suite 108	794 RSF	Suite 130*	353 RSF
Suite 109	694 RSF	Suite 132	253 RSF
Suite 113	4,498 RSF	Suite 134	260 RSF
Suite 115	520 RSF	Suite 136	261 RSF
Suite 116	984 RSF	Suite 138	326 RSF
Suite 117	435 RSF	Suite 140	371 RSF
Suite 118	440 RSF		

*Suite 130 is available 1/1/26

Second Floor



Suite 201	448 RSF
Suite 202	438 RSF
Suite 203	694 RSF
Suite 204	560 RSF
Suite 207	3,279 RSF
Suite 212	4,987 RSF
Suite 220	5,855 RSF
Suite 223	640 RSF
Suite 224	821 RSF
Suite 225	2,001 RSF
Suite 230	844 RSF
Suite 232	2,339 RSF
Suite 235	737 RSF
Suite 235A	734 RSF

THE HISTORIC STOCKYARDS

Hotel Drover and Mule Alley

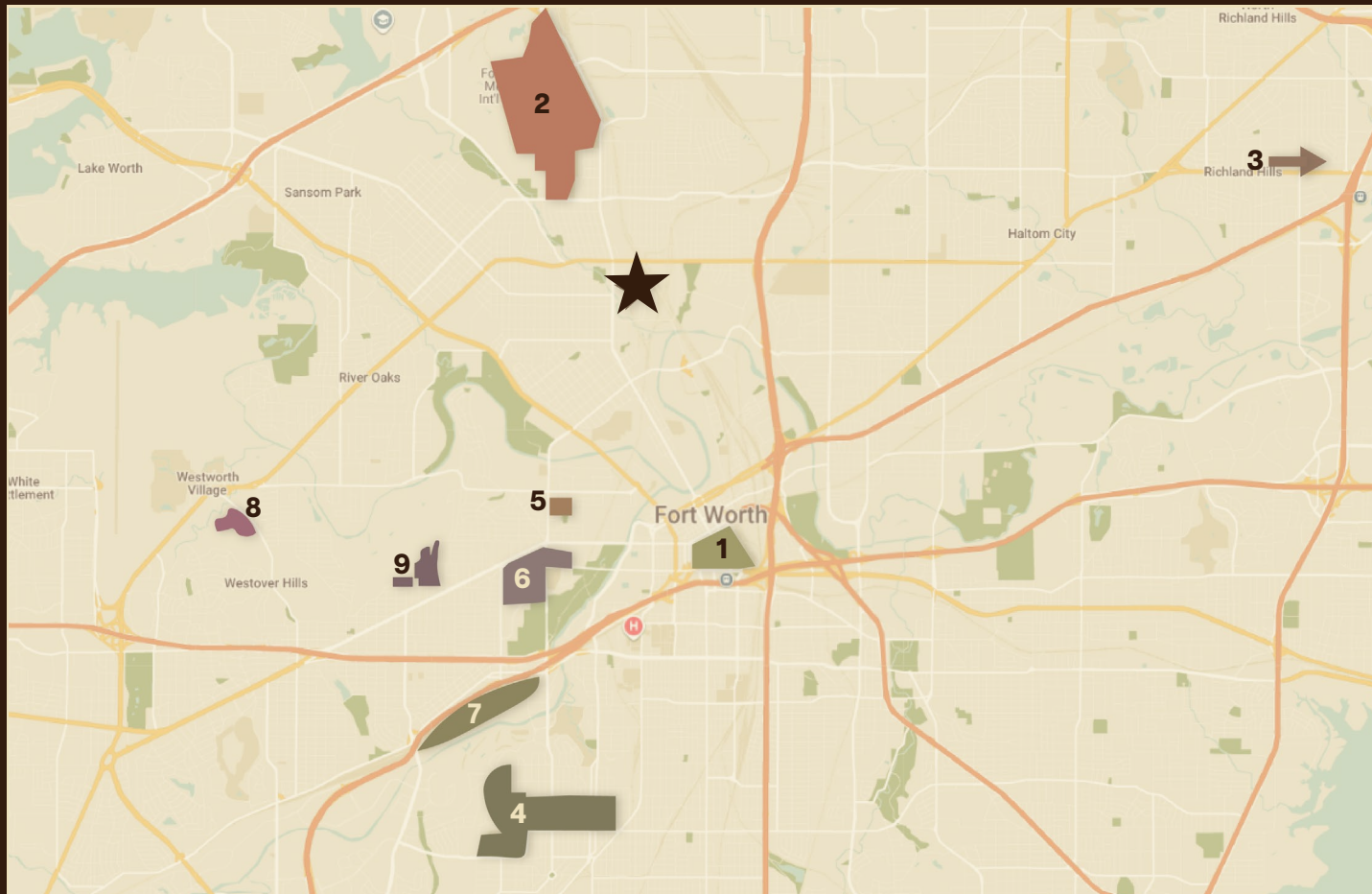


AMENITIES



- | | |
|----|------------------------------|
| 1 | Joe T. Garcia's |
| 2 | Lonesome Dove Western Bistro |
| 3 | Maverick Fine Western Wear |
| 4 | M.L. Leddy's |
| 5 | H3 Ranch |
| 6 | Hyatt Place |
| 7 | Stockyards Station |
| 8 | Billy Bob's Texas |
| 9 | Cooper's BBQ |
| 10 | Hotel Drover |
| 11 | Mule Alley |
| 12 | Armour Building |

DRIVE TIMES



Livestock Exchange

1

Fort Worth CBD: 12 mins

2

Meacham Airport: 9 mins

3

DFW Airport: 35 mins

4

Texas Christian University:
20 mins

5

UNT Health Science
Center: 15 mins

6

Cultural District: 16 mins

7

Colonial Country Club:
20 mins

8

Shady Oaks Country Club:
19 mins

9

River Crest Country Club:
17 mins



HICKMAN INVESTMENTS

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